



Cinnabar Way, East Leake



**£295,000**

- MODERN SEMI-DETACHED HOME
- STYLISH INTERIOR FINISHES
- OPEN-PLAN LIVING DINING KITCHEN
- FOUR BEDROOMS
- MASTER EN-SUITE SHOWER ROOM
- GROUND FLOOR W.C.
- FREEHOLD
- EPC rating B



This impressive, modern three-storey semi-detached family home has been thoughtfully styled and enhanced by its current owners to create a warm, welcoming space that's perfect for family life. With open-plan living, beautifully designed gardens, and countryside walks just moments away, it's a home that makes everyday living feel special.

#### Ground Floor - Space for Everyday Moments

The heart of the home is the bright and airy open-plan ground floor, where the kitchen, dining, and living areas come together in one sociable space. Luxury vinyl flooring adds both practicality and style and whether it's cooking together, catching up around the table, or relaxing with a film, this is a space designed to bring everyone together. The kitchen includes an integrated dishwasher and electric oven with four ring gas hob and extractor. French doors open directly into the garden, allowing little ones to run outside or summer evenings to spill into the fresh air.

#### Upper Floors - Room for Everyone

Across the upper two floors are generously sized bedrooms, offering plenty of space for growing families or visiting guests. The top floor is home to a peaceful master bedroom suite, giving parents a quiet retreat at the end of the day. Each room continues the home's contemporary theme, feeling both modern and inviting. There are two double bedrooms on the first floor and even the fourth bedroom is a good size and currently utilised as a home office.



### Outdoor Living - Gardens to Enjoy

The current owners have lovingly enhanced the gardens, creating attractive outdoor spaces to enjoy throughout the year. The garden also backs onto a local plant nursery screened by mature trees creating a pleasant backdrop to the space. From morning coffee on the patio to children's play and weekend barbecues, the garden is both practical and a pleasure to spend time in. This includes a full width paved patio and a raised corner sun deck with surrounding boarders, shrubs and flowers.

### Lifestyle & Location

East Leake is a friendly, well-connected village with excellent schools including Millside and Brookside Primary within walking distance, local village shops and cafes', and plenty of community spirit. For those who love the outdoors, stunning countryside walks are right on the doorstep - perfect for family strolls, dog walks, or weekend adventures. With easy access to Nottingham, Loughborough, and beyond, it's a village that offers both convenience and a relaxed pace of life.

Good to know; the property has uPVC double glazing throughout. gas central heating powered by a combination boiler located in a kitchen cupboard.

To find the property; sat nav postcode: LE12 6WN. what3words: yelled.spurned.ticket



**HALLWAY** 4.94m x 0.98m (16'2" x 3'2")

**GROUND FLOOR W.C.** 1.94m x 0.95m (6'5" x 3'1")

**OPEN-PLAN LIVING DINING KITCHEN** 7.85m x 2.93m (25'10" x 9'7")

**MASTER BEDROOM** 6.14m x 4.07m (20'1" x 13'5")

**EN-SUITE SHOWER ROOM** 2.03m x 1.99m (6'8" x 6'6")

**BEDROOM TWO** 4.13m x 2.93m (13'6" x 9'7")

**BEDROOM THREE** 3.62m x 2.93m (11'11" x 9'7")

**BEDROOM FOUR** 2m x 2.03m (6'7" x 6'8")

**FAMILY BATHROOM** 2.03m x 1.95m (6'8" x 6'5")





## SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band D. Annual estate charges £261 per annum.

## DISCLAIMER

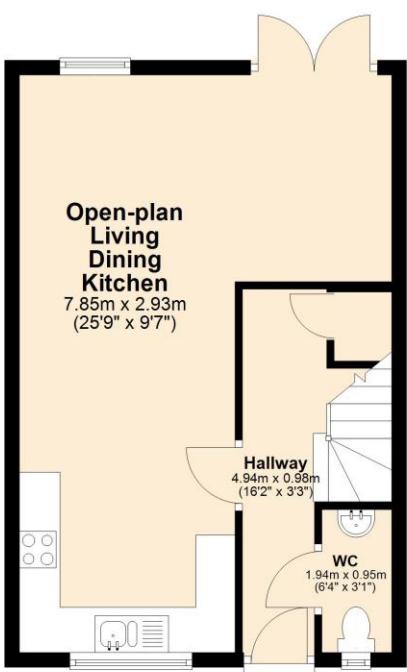
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

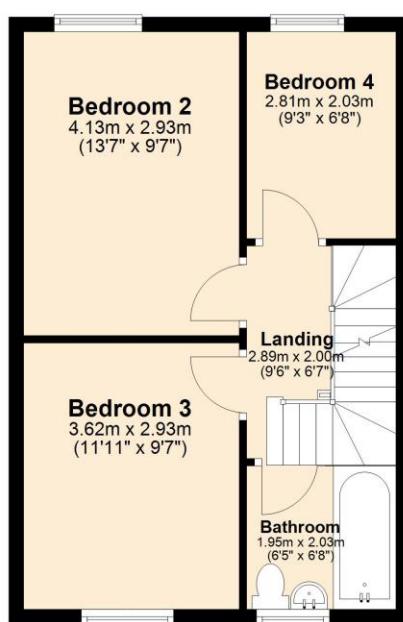
### Ground Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



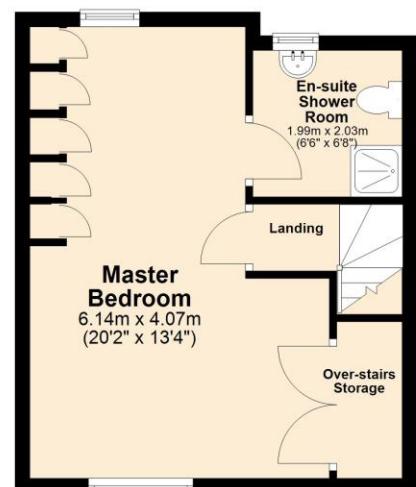
### First Floor

Approx. 39.6 sq. metres (426.6 sq. feet)



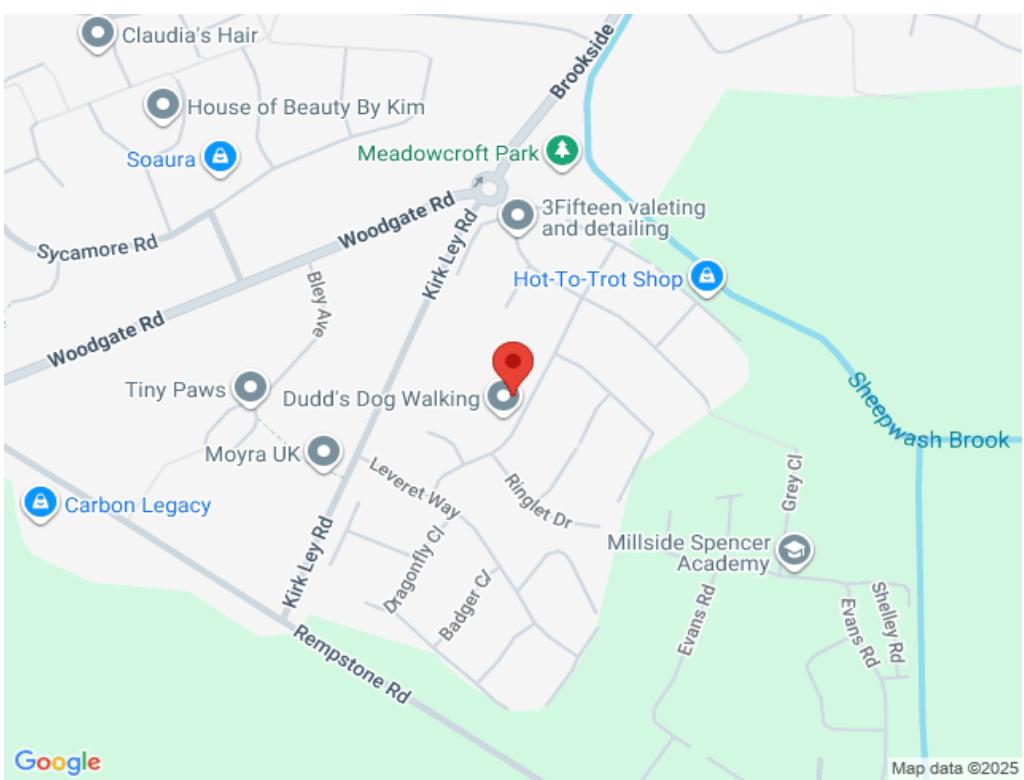
### Second Floor

Approx. 30.4 sq. metres (326.9 sq. feet)



Total area: approx. 87.8 sq. metres (945.2 sq. feet)





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